



# TOWN *of* WAKE FOREST

## **Joint Public Hearing and Planning Board Meeting Agenda April 06, 2021 at 5:30 PM**

### **Notice**

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Town Clerk [Deeda Harris](#) at 919-435-9413 as soon as possible, but no later than 48 hours before the scheduled event.

### **Cable & Online Broadcast of Joint Public Hearings and Planning Board Meetings**

All Board of Commissioners meetings are broadcast live on [WFTV 10](#) beginning at 7 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

### **Meeting Agendas**

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the third Tuesday of each month. Citizens may request copies of the agenda or submit questions concerning agenda items by calling the Town Clerk's Office at 919-435-9413. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

### **Public Hearings**

When an agenda item is denoted as a [Public Hearing](#), persons attending shall be permitted to address the Board of Commissioners regarding the item under consideration with those speaking in favor first and those against speaking second. Proponents and opponents shall each be given five minutes of time to speak and may choose to allow one speaker to utilize the time. In the event either proponent(s) or opponent(s) have not designated a speaker to represent the view, each speaker will be allowed five minutes each to express his/her comments, ideas, concerns, expressions, and desires. No comments will be allowed on agenda items.

## 1. Joint Public Hearing

- 1.A. Consideration of LEGISLATIVE ITEM TA-21-04 Text Amendment to the Comprehensive Transportation Plan

[TA 21-04 Staff Report\\_JPH.pdf](#)

[Attachment A - Recommended Action Items.pdf](#)

[Attachment B - Greenway Prioritization.pdf](#)

[Attachment C - Roadway Prioritization.pdf](#)

[Attachment D - Glossary.pdf](#)

[Attachment E - Road Hierarchy - Text Change.pdf](#)

[Attachment F - Bicycle, Pedestrian, and Transit - Text Change.pdf](#)

- 1.B. Consideration of LEGISLATIVE ITEM RZ-18-05-02 Grove 98 PUD Amendment filed by Stiles Corporation to Amend the Existing Planned Unit Development District for  $\pm 77.09$  acres located at 11051 Ligon Mill Road and 0 Ligon Mill Road (Wake County Tax PINs 1830865681 and 1830850298) and  $\pm 25.47$  acres located at 0 Capital Boulevard (Wake County Tax PIN 1830872437) from Planned Unit Development (PUD) and Neighborhood Mixed Use Conditional District (NMX CD) to Planned Unit Development (PUD)

[RZ-18-15-02 Staff Report](#)

[Attachment A - Application](#)

[Attachment B - RZ-18-15-02 Maps](#)

[Attachment C - Grove 98 PUD Document](#)

[Attachment D - Richland Ridge Drive Justification Letter](#)

[Attachment E - Supplemental Documents - Wegmans Site Master Plan and Elevations](#)

[Attachment F - Grove 98 Neighborhood Meeting Information](#)

- 1.C. Consideration of QUASIJUDICIAL ITEM SP-20-26 Major Site Master Plan for Grove 98 North filed by Stiles Corporation for Multifamily Development on approximately 50.5 acres located at 11051 Ligon Mill Road and 0 Capital Boulevard, being a portion of Wake County Tax PIN 1830865681 (portion) and all of 1830872437

[SP-20-26 Grove 98 North Major Site Master Plan Staff Report](#)

[Attachment A - Application and Justification Statement](#)

[Attachment B - Grove 98 Major Site Subdivision Master Plan](#)

[Attachment C - Grove 98 North Maps](#)

[Attachment D - Grove 98 Neighborhood Meeting Information](#)

[Attachment E - Grove 98 PUD Document](#)

- 1.D. Consideration of QUASIJUDICIAL ITEM SD-20-02 Major Master Subdivision for Grove 98 North filed by Stiles Corporation for Multifamily Development on approximately 50.5 acres located at 11051 Ligon Mill Road and 0 Capital Boulevard,

being a portion of Wake County Tax PIN 1830865681 (portion) and all of 1830872437

[SD-20-02 Grove 98 North Major Subdivision Staff Report](#)

[Attachment A - Application and Justification Statement](#)

[Attachment B - Grove 98 Major Site Subdivision Master Plan](#)

[Attachment C - Grove 98 North Maps](#)

[Attachment D - Grove 98 Neighborhood Meeting Information](#)

[Attachment E - Grove 98 PUD Document](#)

- 1.E. Consideration of QUASIJUDICIAL CASE SP-20-45 Major Site Master Plan for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248

[SP-20-45 Hawthorne at Traditions Apartments Major Site Master Plan Staff Report](#)

[Attachment A - Hawthorne at Traditions Apartments Application](#)

[Attachment B - Hawthorne at Traditions Apartments Major Subdivision and Site Master Plan](#)

[Attachment C - Hawthorne at Traditions Apartments Maps](#)

[Attachment D - Neighborhood Meeting Information](#)

[Attachment E - Traffic Impact Analysis Executive Summary](#)

- 1.F. Consideration of QUASIJUDICIAL ITEM SD-20-08 Major Master Subdivision for Hawthorne at Traditions filed by NV5, on behalf of the property owner, for Multifamily Development on approximately 12.4 acres located at 601 Gilcrest Farm Road, being Wake County Tax PIN 1851242248

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- 1.G. Consideration of QUASIJUDICIAL CASE SD-20-05 for a Major Master Subdivision for Traditions Townhomes filed by FLM Engineering Inc, on behalf of the property owner, to subdivide ±4.76 acres located at 0 Traditions Grande Boulevard, being Wake County Tax PIN 1851-12-8142

[SD-20-05 Traditions Townhomes Major Subdivision Staff Report.pdf](#)

[Attachment A – Application and Statement of Justification.pdf](#)

[Attachment B – Major Subdivision Plan.pdf](#)

[Attachment C – Maps.pdf](#)

[Attachment D – Neighborhood Meeting Information.pdf](#)

[Attachment E – BOA-21-01 Order of Variance.pdf](#)

- 1.H. Consideration of QUASIJUDICIAL CASE SD-20-01 for a Major Master Subdivision for Forest on Franklin Townhomes filed by The Nau Company, on behalf of the property owner, to subdivide  $\pm 2.1$  acres located at 0 S. Franklin Street, being Wake County Tax PINs 1840588611 and 1840587460

[SD-20-01 Forest on Franklin Townhomes Major Subdivision Staff Report](#)  
[Attachment A - Forest on Franklin Townhomes Application and Justification](#)  
[Attachment B - Forest on Franklin Townhomes Master Plan](#)  
[Attachment C - Forest on Franklin Townhomes Maps](#)  
[Attachment D - Neighborhood Meeting Information](#)

## **2. Regular Business**

- 2.A. Approval of Agenda
- 2.B. Draft March 2, 2021 Planning Board Meeting Minutes  
[Draft March 2, 2021 PB Meeting Minutes.pdf](#)

## **3. New Business**

- 3.A. Consideration of LEGISLATIVE ITEM TA-21-04 Text Amendment to the Comprehensive Transportation Plan

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#### **4. Planning Director Comments**

- 4.A. Upcoming Public Hearings

[Upcoming Public Hearings 033021.pdf](#)

#### **5. Other Business**

#### **6. Adjournment**